007.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	853,100 / 853,100
					USE VALUE:	853,100 / 853,100
					ASSESSED:	853,100 / 853,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22	-24	LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUPES PETER J
Owner 2:	
Owner 3:	
Street 1:	22 LAKEHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOUPES MARY -
Owner 2:	-
Street 1:	24 LAKEHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,291 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4291.000	409,500	4,600	439,000	853,100
Total Card	0.099	409,500	4,600	439,000	853,100
Total Parcel	0.099	409,500	4,600	439,000	853,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.37 | /Parcel: 386.3

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	409,700	4600	4,291.	439,000	853,300	853,300	Year End Roll	12/18/2019
2019	104	FV	319,200	4600	4,291.	466,400	790,200	790,200	Year End Roll	1/3/2019
2018	104	FV	318,900	4600	4,291.	340,200	663,700	663,700	Year End Roll	12/20/2017
2017	104	FV	299,200	4600	4,291.	296,300	600,100	600,100	Year End Roll	1/3/2017
2016	104	FV	299,200	4600	4,291.	252,400	556,200	556,200	Year End	1/4/2016
2015	104	FV	266,900	4600	4,291.	246,900	518,400	518,400	Year End Roll	12/11/2014
2014	104	FV	266,900	4600	4,291.	203,000	474,500	474,500	Year End Roll	12/16/2013
2013	104	FV	277,600	4600	4,291.	193,200	475,400	475,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 718

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOUPES MARY	48746-395		12/28/2006	Family	1	No	No		
	10095-595		8/8/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2003	1030	Porch	10,000					re-build porch

ACTIVITY INFORMATION

Date	Result	By	Name
2/16/2018	MEAS&NOTICE	BS	Barbara S
4/28/2009	Meas/Inspect	189	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	256	PATRIOT
8/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4291		Sq. Ft.	Site		0	80.	1.28	1									438,983						439,000	

Total AC/HA: 0.09851 | Total SF/SM: 4291 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 438,983 | Spl Credit | Total: 439,000

USER ACCT

6674

GIS Ref

GIS Ref

Insp Date

02/16/18

!718!

PRINT

Date	Time
12/10/20	16:26:58

LAST REV

Date	Time
03/05/18	08:30:55

ekelly

USER DEFINED

Prior Id # 1:	6674
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.98000205
Adj $ / SQ:	187.516
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	593486
Depreciation:	183981
Depreciated Total:	409505

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

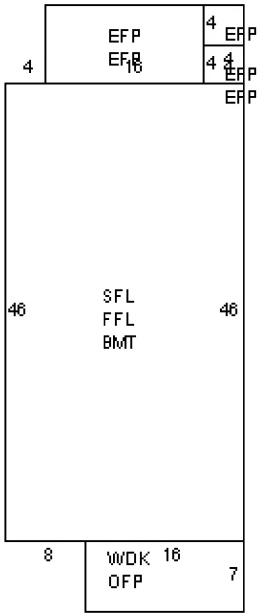
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	187.52
Special Features:	0	Val/Su Net:	106.64
Final Total:	409500	Val/Su SzAd	185.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	56.250	62,105
FFL	First Floor	1,104	187.520	207,018
SFL	Second Floor	1,104	187.520	207,018
EFP	Enclos Porch	304	35.460	10,779
OFP	Open Porch	112	30.610	3,428
WDK	Deck	112	14.630	1,639

Net Sketched Area:	3,840			Total:	491,987
Size Ad	2208	Gross Are	3840	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	AV	1923	19.13	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600